



APPLICATION

PLANNING AND ZONING DEPARTMENT

INSTRUCTIONS: Complete form, sign, and date.
See applicable application packet for all required checklist items.

CONTACT INFORMATION					
APPLICANT	Shawn Ritchie / FLX Tram LLC				
ADDRESS	2052 O'Neil Rd				
CITY	Macedon	STATE	NY	ZIP	14580
PHONE	(315) 986-1937	EMAIL	sritchie@ankom.com		
OWNER	Karl Klankowski				
ADDRESS	1375 Taughannock Blvd				
CITY	Ithaca	STATE	NY	ZIP	14850
PHONE	484 599-1660	EMAIL	klankowskik@gmail.com		
PRIMARY CONTACT <input checked="" type="checkbox"/> APPLICANT <input type="checkbox"/> OWNER <input type="checkbox"/> OTHER, PLEASE SPECIFY BELOW					
NAME					
PHONE		EMAIL			

PROJECT SITE INFORMATION	
ADDRESS	1375 Taughannock Blvd
PARCEL NO(S)	28.-1-5

PROJECT INFORMATION	
PROJECT NAME	Klankowski Tram
PROJECT DESCRIPTION	Install approximately 80' 45 degree FLX Tram system that will allow 1-4 passengers to travel from upper hill level to lower hill/shore level, which will include track, hoist station, carriage, cabin, and electronic controls. FLX tram remove existing stairs and replace with aluminum stairs.
VALUATION	

Authorization: I am the owner or am authorized by the owner to sign and submit this application. I certify under penalty of perjury of the laws of the State of New York that the information on this application and all information submitted herewith is true, complete, and correct.

SIGNATURE	<i>Karl Klankowski</i>	DATE	25 MAY 2023
PRINT NAME	KARL KLANKOWSKI		
CITY, STATE	ITHACA, NEW YORK		



10 Elm Street
Trumansburg, NY 14886



607.387.5767



planner@townofulyssesny.gov
www.ulysses.ny.us

UPDATED 2023



FLX TRAM

2052 O'Neil Rd.
Macedon, NY 14502
(315) 986-1937

May 26, 2023

To: Ulysses Planning Board
10 Elm St.
Trumansburg, NY 14886

RE: Karl Klankowski Tram – 1375 Taughannock Blvd

Hello,

On behalf of Karl Klankowski, FLX Tram LLC proposes to build an 80' tram system at a 45-degree slope that will allow 1-4 passengers to safely travel from the upper portion of the owner's yard to the lower level of his yard (above the shoreline). The overall tram footprint is very small due to the aluminum piping pile system design and has little to no impact to the local environment.

The current staircase on the property (52 – 9" steps at 45 deg) has become an increasingly large hardship for the homeowner (age 72) to safely navigate. A tram system would be a safe and dependable addition for him to access his shoreline and dock. The dangers of winter ice buildup and annual weathering make the current stairs unsafe during certain seasons.

The northern property line of the home is an intermittent creek-bed; currently the proposed tram layout is within the intermittent creek buffer zone of 75' (§212-124). The proposed tram site resides roughly 30' from the creek bed, therefore having minimal to no impact to the intermittent water flow and storm runoff. The 30' strip of land between the intermittent creek and proposed tram structure will remain untouched minus the removal of the current stairs, which the ZBA requested.
(See Picture 1 & 2)

The eastern property line of the home is Cayuga Lake shoreline (Picture 5 & 6). The tram will travel down the slope; the lower portion will be within the 50' buffer zone of the lake (§212-124). The tram landing will have little to no impact on the lake due to the non-corrosive properties of the materials used in construction and the non-invasive construction methods. FLX Tram uses a hand carried gas pounder to install the aluminum pilings into the ground to create a minimally intrusive, yet strong substructure for the tram. Also, FLX Tram will use silt fencing during the construction phase to protect sediment erosion and will re-seed using a blend of red fescue, red top and perennial rye upon project completion.

The tram system support structure consists of a hoist frame (four pilings), upper and lower stations (eight pilings), and two vertical support pilings every 12' of track. The proposed tram is roughly 80' in length, requiring a total of 26 aluminum pilings. The cross area of one hollow piling equals 1.29 in² so in total the area of the substructure disturbance will be $(26 \times 1.29 \text{ in}^2) = 33.50 \text{ in}^2$.

The total acreage of the property is 0.67 and consists of mainly heavy vegetation with several large trees (> 10" diameter) towards the western side of the property. The overall shape of the property is



FLX TRAM

2052 O'Neil Rd.
Macedon, NY 14502
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rectangular and is roughly 100' wide x 350' in length. There is a 40–45-degree slope on the western side of the property line which borders Cayuga Lake. According to the Tompkins County Planning Department Natural Resources Inventory the soil composition of the area is Lacustrine Silt & Clay.

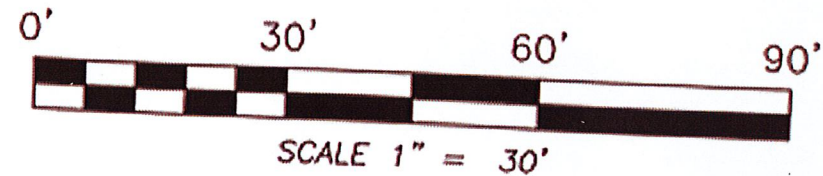
The minimal substructural disturbance (33.50in²) will encourage local flora to grow in the tram superstructural areas and maintain erosion protection on the slope. The track beams and cabin will be installed roughly 1-3 feet above ground level allowing natural vegetation to grow under and next to the system. Before construction, roughly 6-8 small trees (<6" diameter) will be removed (Picture 4) This will allow re-growth of the original ground cover including all grasses, saplings and other understory flora to return to its similar previous state.

Please call with any questions or clarifications. Have a great day!

Josh

Josh Stafford
FLX Tram, LLC
jstafford@ankom.com
585-794-0191 (cell)

TAX MAP NO. 28-1-5
AREA= 0.66 ACRES NET TO RD. R/W



R.O.)
19
-4.1

4'54" E 365.97'

DRAINAGE SWALE

CENTERLINE

APPROX. C DRAINAGE
SWALE

WOOD FENCE

33' FROM CENTERLINE OF
INTERMITTENT CREEK BZA
RESOLUTION No. 2023-002
#16
(TRAM WILL BE INSTALLED
SOUTH OF 33' LINE)

75' INTERMITTENT
CREEK BUFFER ZONE

GEO THERMAL
WELL

patio

HOUSE
NO.
1375

CHAIN LINK FENCE

15' setback

steps

old shed

38.0'±

101.97'±

CH=S 25.40'± E 100.00'

HIGH WATER at 383.5'

FEMA
100' YR.
FLOOD LINE
AT 386.0'

APPROXIMATE LOCATION OF
PROPOSED TRAM

BEACH
WELL

3.79'

6.5'±

144.75' TOTAL

S 75°03'20" W

3.5'±

HOUSE
NO.
1373

SHED

RR. TIE
BREAK
WALL

DOCK

14.4'±

*N 59°24'38" E

2.2'±

CAYUGA LAKE

"INCLUDE RIPARIAN RIGHTS"

12' FROM MEAN HIGH-WATER
AREA
BZA RESOLUTION No. 2023-002 #2
(TRAM WILL BE INSTALLED
OUTSIDE THIS AREA)

40' FRONT SETBACK AREA

DOCK

BOAT
HOIST

4.6'±

*N 59°24'38" E

DOCK

KLANKOWSKI - TRAM SITE PLAN

KLANKOWSKI - TRAM SITE PLAN

FINGER LAKES TRAM LLC

MACEDON, NY

SIZE	FSCM NO.	DWG NO.	REV
SCALE	NONE	5/25/2023	SHEET 3 OF 3

Proposed Tram Site Pictures— 1375 Taughannock Blvd



1 Intermittent Creek Bed (Northern Property Line)
& Existing Shed



2 Existing Stair path & Shed
Proposed Tram Path - Existing Stair Path -



3 Existing Stairs of Property
(proposed tram will be located to the right side of stairs)

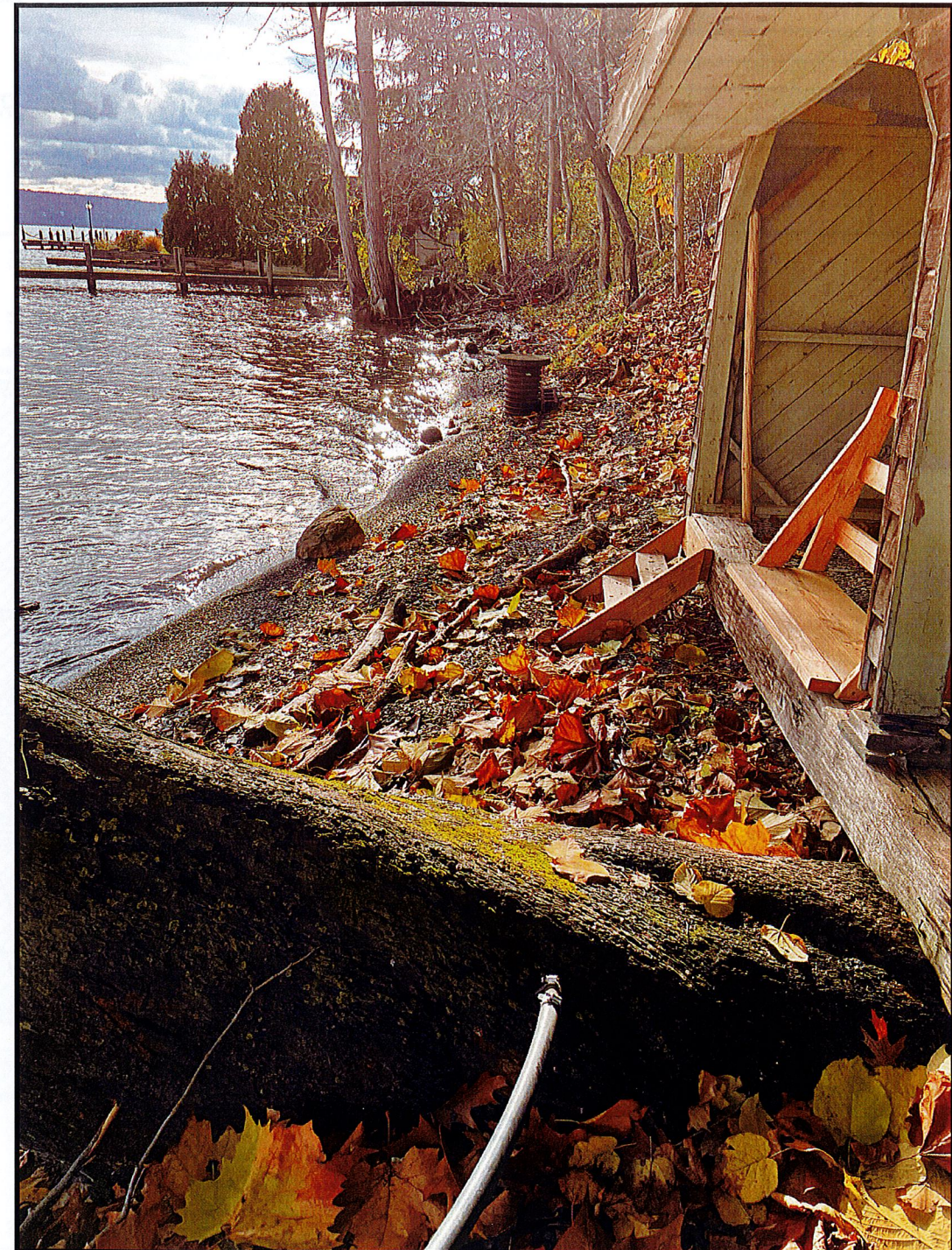


4 Site of Proposed Tram Path & Existing Stairs

BEACH WELL
(See survey for reference)



5 The white stakes mark the edge of the 100 year flood plain (386.0') —Tram will terminate 12' from Mean High Water Line



6 Lake at 383.5' - this matches TG Miller Survey "Apparent High water line" Tram (will terminate 12' from Line)

